



## Wisteria Cottage, Eagle Road

Spalford, NG23 7HA



Book a Viewing

**£375,000**

Tucked away in the peaceful hamlet of Spalford, this modern detached home sits within an exclusive development of just four properties and is presented to an impeccable, show-home standard. From the moment you step inside, the sense of style and quality is unmistakable. The entrance hall flows effortlessly into a stunning open-plan kitchen and dining space, beautifully refitted with Quartz work surfaces, a large central island, integrated and fitted appliances. Bi-folding doors open onto the garden, creating a seamless connection between indoor and outdoor living. The elegant living room offers a warm and inviting atmosphere, featuring a log-burning stove and French doors that lead to the rear garden, perfect for cosy evenings or summer entertaining. The ground floor also benefits from underfloor heating throughout and a practical downstairs WC. Upstairs, the home continues to impress with three bedrooms, including a luxurious master suite complete with a refitted shower room. The second shower room is equally modern in style, and the third bedroom, fitted with wardrobes and a desk, creating flexibility for a home office. Outside, the property enjoys generous parking to the front, while the landscaped rear garden has been thoughtfully designed for low maintenance and relaxation. A picturesque area of unspoilt countryside, this is a rare opportunity to enjoy contemporary living in a tranquil rural setting. Early viewing is highly recommended to appreciate both the quality of finish and the idyllic location.





**SERVICES**

Electricity and water mains services available. Air Source heat pump central heating (underfloor heating where stated). Shared Septic tank with neighbouring property.

**EPC RATING – C.**

**COUNCIL TAX BAND – C.**

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

**LOCATION**

Spalford is a peaceful, unspoilt rural hamlet surrounded by open countryside, offering a true sense of seclusion and tranquillity. Despite its quiet charm, it remains within easy reach of nearby villages and market towns, providing a perfect balance of countryside living and convenience.



#### ENTRANCE

Tiled floor with underfloor heating, inset spotlights, door to the living room, stairs to the first floor and open plan to the kitchen diner.

#### KITCHEN DINER

14' 10" x 17' 2" (4.52m x 5.23m) Re-fitted with a classic range of Shaker style units with a Quartz work surface, incorporating a breakfast bar and an under counter sink unit with a stainless steel boiling water tap. Integrated dishwasher, fridge, freezer and washer dryer, two fitted ovens, fitted drinks fridges, ceramic hob, remote control stainless steel ceiling extractor, inset spotlights, tiled flooring with underfloor heating, tiled splash-backs, double glazed window to the front elevation, door to cloakroom and bi-folding doors, with electrically controlled blinds, leading to the rear garden.

#### WC

Fitted with a two piece suite, comprising a low level WC and wash hand basin set within a vanity unit, extractor, inset, spotlights, tiled floor with underfloor heating and double glazed opaque window to the rear elevation.

#### LIVING ROOM

9' 1" x 17' 3" (2.77m x 5.26m) With double glazed window to the front elevation, double glazed French doors to the rear garden, with electrically controlled blinds, under stair storage cupboard, wood flooring with underfloor heating, wood burning stove with a wooden mantle and tiled hearth.

#### LANDING

With double glazed window to the rear elevation, radiator, inset spotlights, access to the loft and doors to the shower room and to all bedrooms.

#### SHOWER ROOM

7' 3" x 5' 8" (2.21m x 1.73m) Fitted with a modern three piece suite, comprising a walk-in large shower cubicle with a mains fed rain head shower, wash hand basin and low level WC set within vanity unit, tiled walls, chrome heated towel rail, inset spotlights, extractor and double glazed opaque window to the front elevation.

#### MASTER BEDROOM

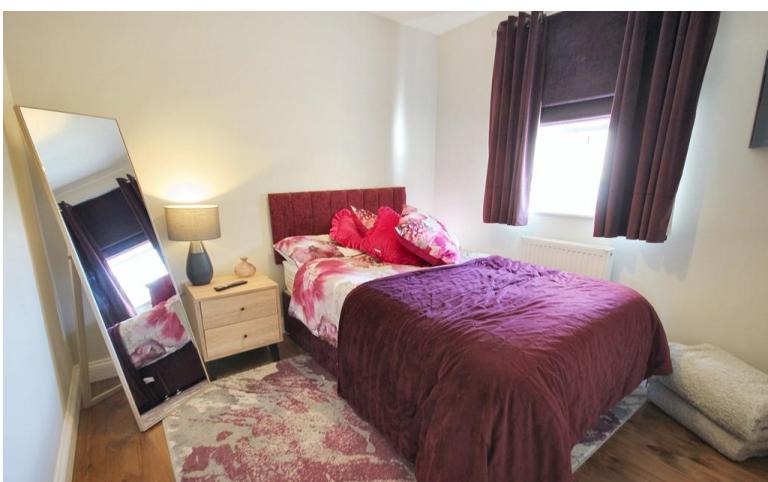
9' 1" x 11' 3" (2.77m x 3.43m) With double glazed window to the front elevation, radiator, stripped wood flooring and door to en-suite.

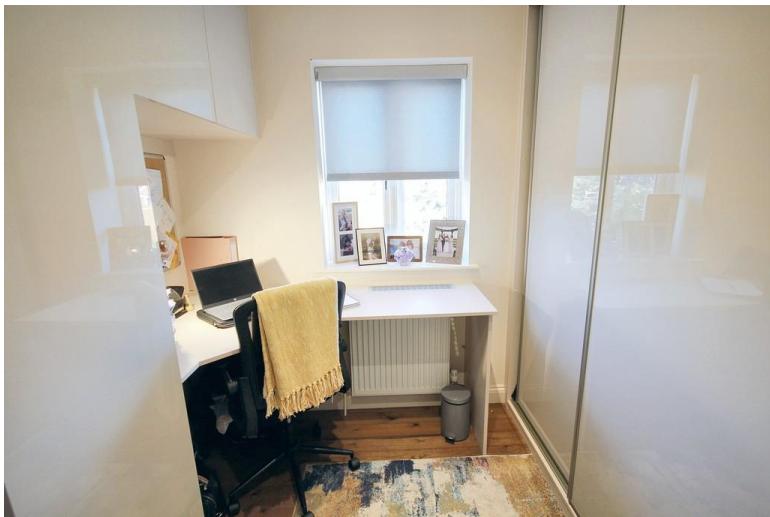
#### EN-SUITE

7' 10" x 5' 8" (2.39m x 1.73m) Fitted with a modern three piece suite, comprising a large walk-in shower with a mains fed rain head shower, low level WC and wash hand basin set within a vanity unit, tiled walls, inset spotlights, chrome heated towel rail, built in airing cupboard housing the hot water cylinder and a double glazed opaque window to the front elevation.

#### BEDROOM TWO

8' 1" x 8' 11" (2.46m x 2.72m) With double glazed window to the front elevation, radiator and stripped wood flooring.





### BEDROOM THREE

6' 5" x 7' 10" (1.96m x 2.39m) Fitted with a range of wardrobes, overhead storage, built in corner desk unit, radiator, inset spotlights, stripped wood flooring and double glazed window to the rear elevation.

### OUTSIDE

To the front there is a five bar gate, leading to a generous gravelled driveway, providing off street parking for several vehicles. There is a large shed and a smaller one for storage and the rear of the property is accessible at both sides. To the rear there is a low maintenance garden, landscaped with paved and decked patio areas with sleeper steps down to a gravelled area with borders for plants and shrubs, pergola and raised deck with connection for a hot tub.



#### WEBSITE

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CW, Cullum Lynn and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

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#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTES

1. None of the services or equipment have been checked or tested.

2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are given as a general guide and should be thoroughly checked.

1. These details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representations or warranty whatever in relation to this property.

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Approx Gross Internal Area  
79 sq m / 854 sq ft



Ground Floor  
Approx 40 sq m / 434 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Make Snappy 360.

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